

3838

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. m89 Page 15007



MAXINE F. ALGARDA

Grantor,

conveys and warrants to JOHN E. PARKS and PAMELA PARKS, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lot 14, Block 5, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT. NO. 2607 001B0 01200, KEY #163833

(If space insufficient, continue description on reverse side)  
The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 5,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of August, 1989

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

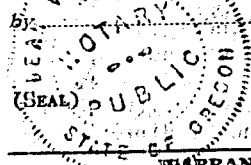
MAXINE F. ALGARDA

STATE OF OREGON, County of CLATSOP ) ss.

This instrument was acknowledged before me on

MAXINE F. ALGARDA

August 9, 1989



Sharon Van Duren  
Notary Public for Oregon  
My commission expires 10/25/90

## WARRANTY DEED

MAXINE F. ALGARDA

JOHN E. PARKS

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JOHN E. PARKS

PAMELA PARKS

P.O. BOX 115

CRESCENT LAKE OR 97125

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

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1. Taxes for the fiscal year 1989-1990, a lien, not yet due and payable.
2. A 25 foot building setback line as shown on dedicated plat.
3. Restrictions as contained in plat dedication to wit: "(1) Building setback lines as shown on annexed plat; (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of construction and maintaining said public utilities, with any fences or plantings to be placed thereon at the lot owners risk; (3) One foot street plugs and reserve strips as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the County Sanitarian; (5) Rear lot lines of those lots on Little Deschutes River and Hemlock Creek are in the center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines from Little Deschutes River and Hemlock Creek as shown on the annexed plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line on each side of Little Deschutes River and Hemlock Creek; (8) Access to Two River Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 10; (9) All easements and reservations of Record."
4. Reservations and restrictions as contained in deed dated September 16, 1978 and recorded September 28, 1978, in Volume M78, page 21553, Microfilm Records of Klamath County, Oregon, from D-Chutes Estates, Oreg. Ltd. to Michael J. Algarda and Maxine F. Algarda, to wit: "(1) Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats; three horses per lot maximum; (2) Buildings shall be constructed in a workmanlike manner and comply with state and county building codes. (3) Any mobile home used as a permanent residence shall have a retail value of \$5,000 or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times. (5) No tents shall be used as dwellings on the property. (6) No business shall be conducted on the property, except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day of Aug. A.D., 19 89 at 2:47 o'clock PM., and duly recorded in Vol. M89 of Deeds on Page 15007

FEE \$13.00

Evelyn Biehn County Clerk  
By Pauline Mulendore